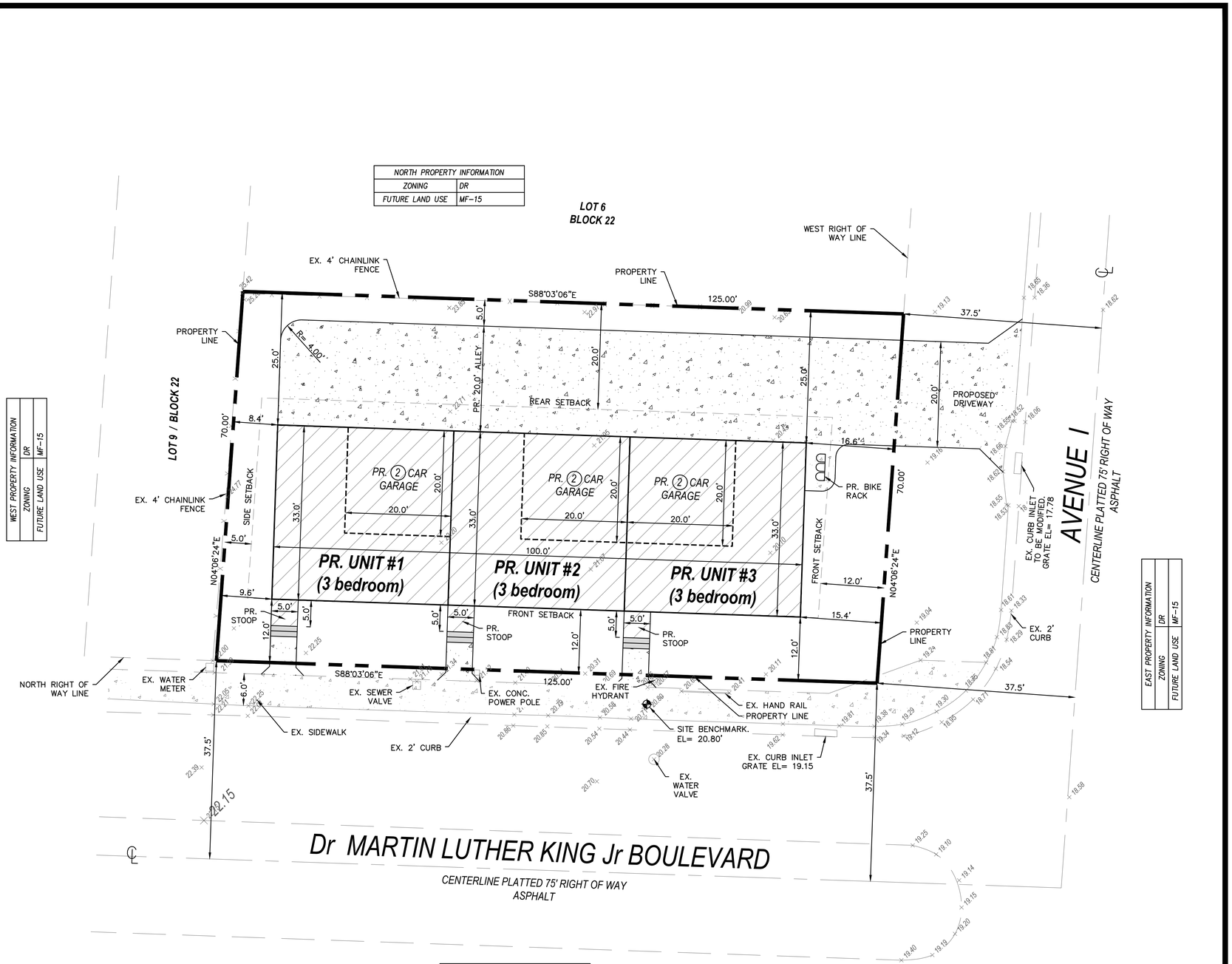
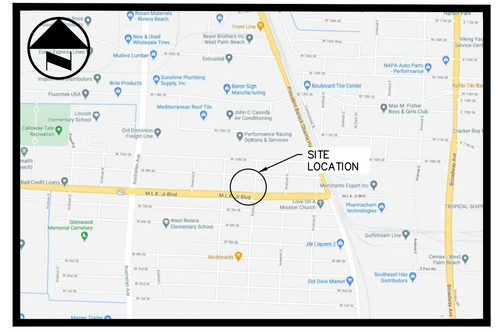


01 PROPOSED SITE PLAN

SCALE: 1"=10'



LOCATION MAP

SCALE: NOT TO SCALE

LEGEND

ELEVATION	EL	UTILITY POLE	U.P.
EXISTING	EX	CONCRETE	CONC.
PROPOSED	PR	EDGE OF PAVEMENT	EOP.
CENTER LINE	℄	LAND DEVELOPMENT CODE	LDC

PROPERTY INFORMATION

	CLASSIFICATION
ZONING	DR – (DOWNTOWN RESIDENTIAL)
FUTURE LAND USE	MF-15 – (MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL, UP TO 15 DWELLING UNITS PER ACRE)

SITE TABULAR DATA

PROJECT NAME	AVENUE I TRIPLEX
ADDRESS	XXX AVENUE I RIVIERA BEACH, FL 33461
PROPERTY CONTROL NUMBER	56-43-42-32-01-022-0070
TOTAL SITE AREA	8744 SQ. FT. / 0.20 ACRES – 100%
(8744/43560) 15 = 3.01 DWELLING UNITS	
PROPOSED	MF – 3 DWELLING UNITS
GROSS FLOOR AREA	6590.06 SQ. FT.
BUILDING COVERAGE / FAR	3295.03 SQ. FT. / 0.076 ACRES – 37.7%
BUILDING FRONTAGE PERCENTAGE	80.0%
PERVIOUS AREA	2881 SQ. FT. / 0.066 ACRES – 33.0%
IMPERVIOUS AREA	5863 SQ.FT. / 0.135 ACRES – 67.0%
NUMBER OF STORIES	TWO STORIES
PARKING SPACES REQUIRED (PER RIVIERA LDC TABLE 31-539(a))	2 PARKING SPACES/ UNIT = 6 PARKING SPACES
PARKING SPACES PROVIDED (PER RIVIERA LDC TABLE 31-539(a))	6 PARKING SPACES TOTAL
BICYCLE PARKING SPACES REQUIRED (PER RIVIERA LDC TABLE 31-539(b))	1 SPACE/ 3 UNIT = 3 BICYCLE PARKING SPACES
BICYCLE PARKING SPACES PROVIDED (PER RIVIERA LDC TABLE 31-539(b))	3 BICYCLE PARKING SPACES TOTAL
ACCESSIBLE PARKING	NOT REQUIRED
LOADING	NOT REQUIRED
RECREATION	NOT REQUIRED
CIVIC	NOT REQUIRED

BUILDING SETBACKS

BUILDING PLACEMENT	REQUIRED (PER RIVIERA LDC, TABLE 31-536(d))	PROVIDED
FRONT SETBACK	12.00'	12.00'
REAR SETBACK	20.00'	25.00'
SIDE SETBACK	5.00'	8.40'

DKK CONSULTING INCORPORATED
CIVIL ENGINEERING • AGENT REPRESENTATION • INFRASTRUCTURE • RESOURCE MANAGEMENT
951 SANSBURYS WAY, SUITE 206 • ROYAL PALM BEACH, FL 33411
PH: 561-612-7312 • FX: 561-557-6834
C.O.A. # 26848

ENGINEER OF RECORD:
DEREK SCHENAVAR
PE #: 63858

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BOX

#	DATE	DESCRIPTION
		REVISIONS

SON SHINE BUILDERS

XXX AVENUE I
RIVIERA BEACH, FL 33461

SITE PLAN

DATE: 04-21-21
SCALE: AS NOTED
DRAWN BY: ALG
CHECKED BY: DHS
PROJECT #: 21-02003.02

SP-1

SHEET 1 OF 1